

TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

October 15, 2015 Yen

Present: Chairperson Jeff Jochums, Commissioners Bennet Yen, Paula Dix, Jan

Johnston

Excused: Commissioner Jeff Kendall

Staff: Planner Mona Green, Deputy Clerk Angela Kulp.

Chairperson Jochums was running late; Commissioner Yen called the meeting to order at 7:12pm.

MINUTES: Commissioner Johnston moved to approve August 20, 2015 minutes as written. Commissioner Dix seconded. Vote: 3 For, 0 Against. Motion carried. Commissioner Johnston moved to approve September 8, 2015 minutes as amended by Commissioner Dix. Commissioner Yen seconded. Vote: 3 For, 0 Against. Motion carried.

REPORTS: Planner Green reported that during the October Council meeting, the Council members adopted the temporary parking definition and ordinance revisions.

OLD BUSINESS: Planner Green reported the Comprehensive Plan has been certified by the Puget Sound Regional Council.

NEW BUSINESS: Historic Preservation- Certified Local Governments (CLG's) Commissioner Dix noted the Council expressed interest at their September presentation in the demand for a CLG in Beaux Arts. She came armed with a database of all properties over 50 years old, which accounted for about 50% of the current structures within the Town's limits. She distributed this spreadsheet to the Commissioners with a preliminary letter she had drafted to property owners. The Commissioners discussed the letter and agreed to some suggested revisions. They agreed Deputy Clerk Kulp would send to all property owners at the first of the month and responses will be requested back in time for the November meeting. The Commissioners agreed the responses will help determine the community consensus before taking the next step of drafting a CLG ordinance, should that consensus support it.

NEW BUSINESS: Zoning Code

Commissioner Johnston, career architect, explained to the Commission the need to be proactive in zoning regulations to find ways to achieve the goal of new structures that fit into the surroundings, and minimize a looming street-view and boxy shape often seen in new structures. Definitions were discussed; Commissioner Dix pointed out that

brainstorming is appropriate, but it's too early to consider specific changes yet. Chairperson Jochums expressed his concern of the proposed process as too subjective for interpretation. Planner Green explained the problems must be defined first; the Commission suggested reviewing all structures here might be a good way to begin, but how to do that fairly, then quickly became too biased for some Commissioners. Discussion ensued over setbacks, height, façade modulation, and considering different angles or setbacks for upper stories. The Commission agreed gathering additional information might be a good starting point. After some additional dialogue, the Commission decided Commissioner Johnston would invite Water District Supervisor Bob Durr to an upcoming meeting to share his career insight and concerns.

Adjourn: Chairperson Jochums moved to adjourn the meeting. Commissioner Johnston seconded. Meeting adjourned at 8:50pm. Vote: 4 For, 0 Against. Motion carried.

Next Meeting: The next meeting will be at Commissioner Kendall's home on Thursday, November 19, 2015, 7:00pm.

Respectfully submitted, Angela Kulp, Deputy Town Clerk